

MINUTE ITEM
This Calendar Item No. C34 was approved as
Minute Item No. 34 by the California State Lands
Commission by a vote of 3 to 0 at its
11-21-06 meeting.

CALENDAR ITEM
C34

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11/21/06

PRC 6127 WP 6127.1

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J. McComas

GENERAL LEASE - COMMERCIAL USE

APPLICANT:

CA-Bay Park Plaza Limited Partnership, a Delaware Limited Partnership
C/O Equity Office Management, LLC
Two North Riverside Plaza, Suite 2100
Chicago, IL 60606

AREA, LAND TYPE, AND LOCATION:

1.978 acres, more or less, of filled tidelands in Anza Park, near the city of
Burlingame, San Mateo County.

AUTHORIZED USE:

Lawful purposes consistent with local and regional plans; including landscaping,
public access, parking, bicycle paths, etc., as shown on Exhibit A.

LEASE TERM:

24 years, beginning July 1, 2006.

CONSIDERATION:

\$32,500 per annum, with the State reserving the right to fix a different rent
periodically during the term of the lease, as provided in the lease.

SPECIFIC LEASE PROVISIONS:

Liability insurance with a coverage of no less than \$2,000,000.

OTHER PERTINENT INFORMATION:

1. Applicant owns the uplands adjoining the lease premises.
2. On October 28, 1982, the Commission authorized a 24-year General Lease - Commercial Use to Burlingame Office Center, Ltd., a California Limited Partnership. On February 25, 1993, the Commission authorized an assignment of the lease to BA Properties, Inc., a Delaware corporation, and on November 9, 1993, the Commission authorized an assignment to

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Bay Park Plaza Associates, L. P., a California Limited Partnership. On September 19, 2000, the Commission authorized an assignment to EOP-Bay Park Plaza, L.L.C., a Delaware Limited Liability Company.

The lease expired on June 30, 2006. A Certificate of Conversion from a Domestic Limited Liability Company to a Domestic Limited Partnership was executed on April 20, 2006. The name of the resulting partnership is CA-Bay Park Plaza Limited Partnership, which is now applying for a new General Lease - Commercial Use.

3. Pursuant to the Commission's delegation of authority and the State CEQA Guidelines (Title 14, California Code of Regulations, section 15061), the staff has determined that this activity is exempt from the requirements of the CEQA as a categorically exempt project. The project is exempt under Class 1, Existing Facilities; Title 2, California Code of Regulations, section 2905 (a)(2).

Authority: Public Resources Code section 21084 and Title 14, California Code of Regulations, section 15300 and Title 2, California Code of Regulations, section 2905.

4. This activity involves lands identified as possessing significant environmental values pursuant to Public Resources Code sections 6370, et seq. Based upon the staff's determination that the existing facility would not impact any additional significant environmental values, contact with the persons nominating such lands was not initiated. Based on this determination and through the CEQA review process, it is staff's opinion that the project, as proposed, is consistent with its use classification.

EXHIBITS:

- A. Site and Location Map
- B. Land Description

RECOMMENDED ACTION:

IT IS RECOMMENDED THAT THE COMMISSION:

CEQA FINDING:

FIND THAT THE ACTIVITY IS EXEMPT FROM THE REQUIREMENTS OF THE CEQA PURSUANT TO TITLE 14, CALIFORNIA CODE OF REGULATIONS, SECTION 15061 AS A CATEGORICALLY EXEMPT

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PROJECT, CLASS 1, EXISTING FACILITIES; TITLE 2, CALIFORNIA
CODE OF REGULATIONS, SECTION 2905 (a)(2).

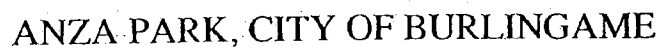
SIGNIFICANT LANDS INVENTORY FINDING:

FIND THAT THIS ACTIVITY IS CONSISTENT WITH THE USE
CLASSIFICATION DESIGNATED BY THE COMMISSION FOR THE
LAND PURSUANT TO PUBLIC RESOURCES CODE SECTIONS 6370,
ET SEQ.

AUTHORIZATION:

AUTHORIZE ISSUANCE TO CA-BAY PLAZA LIMITED PARTNERSHIP,
A DELAWARE LIMITED PARTNERSHIP, OF A GENERAL LEASE-
COMMERCIAL USE, BEGINNING JULY 1, 2006, FOR A TERM OF
24 YEARS, FOR LAWFUL PURPOSES CONSISTENT WITH LOCAL
AND REGIONAL PLANS, INCLUDING LANDSCAPING, PUBLIC
ACCESS, PARKING, BICYCLE PATHS, ETC. AS SHOWN ON EXHIBIT
A ATTACHED AND BY THIS REFERENCE MADE A PART HEREOF;
ANNUAL RENT IN THE AMOUNT OF \$32,500, WITH THE STATE
RESERVING THE RIGHT TO FIX A DIFFERENT RENT PERIODICALLY
DURING THE LEASE TERM, AS PROVIDED IN THE LEASE; LIABILITY
INSURANCE WITH COVERAGE OF NO LESS THAN \$2,000,000.

SITE



LOCATION

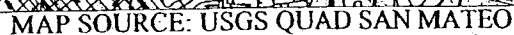


Exhibit A

JED 09/15/06

EXHIBIT "B"

WP 6127.1

LAND DESCRIPTION

All that certain real property situate within the City of Burlingame, County of San Mateo, State of California, described as follows:

BEGINNING at the most Southerly corner of Lot 13 in Block 7, as shown on that certain map entitled "ANZA AIRPORT PARK UNIT NO. 7, CITY OF BURLINGAME, SAN MATEO COUNTY, CALIFORNIA", filed in the office of the County Recorder of San Mateo County, State of California, on January 15, 1979 in Book 98 of Maps at pages 90, 91 and 92; thence from said described point of beginning along the Southerly line of said Block 7, South 85° 44' 23" East 998.97 feet; thence South 31.11 feet to the most Southerly corner of said Block 7; thence along the Easterly line of said Block 7 North 64° 00' East 19.88 feet; thence North 0° 17' 00" West 689.30 feet to the Northeasterly corner of said Block 7; thence along the most Easterly line of Parcel "E", as said Parcel "E" is shown on that certain Parcel map entitled "PARCEL MAP BEING A RESUBDIVISION OF LOTS 5 AND 6, BLOCK NO. 8; ANZA AIRPORT PARK - UNIT NO. 6 (R.S.M. VOL. 70, PG. 35) BURLINGAME, SAN MATEO COUNTY, CALIFORNIA", which map was recorded in Book 41 of Parcel Maps at page 13, on February 10, 1973, in the office of the Recorder of San Mateo County, California; thence continuing along last said course along the said Easterly line of Parcel "E", North 0° 17' 00" West 80.55 feet to the Southeasterly corner of Parcel "D", as said Parcel "D" is shown on said described Parcel Map; thence along the South line of said Parcel "D", West 50.00 feet to a point; thence leaving said South line of Parcel "D", South 0° 17' 00" East 80.55 feet to a point on the Northerly line of said Block 7; thence continuing along last course, along a line within said Block 7, South 0° 17' 00" East 614.34 feet; thence North 85° 44' 23" West 971.30 feet to a point on the Easterly line of said Lot 13; thence along said Easterly line of said Lot 13 South 14° 49' 03" East 26.45 feet; thence South 4° 15' 37" West 25.00 feet to the said described point of beginning.

A.P. No.: 026-363-470

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